NEW OWNER:

4021 Sunnybrook, LLC
4025 Wallace Ln
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0247

Map 130, Group 03-0, Parcel 108.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160045960 DEEDWARR
Recvd: 06/01/16 10:37 3 pgs
Fees:18.00 Taxes:2109.00
20160601-0054904

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Seventy Thousand and 00/100 Dollars ($570,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANE K. NORRIS, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **4021 SUNNYBROOK, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 on the Plan of Royal Oaks - Veevers' Addition, and of record in Plat Book 2083, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 6 fronts 100 feet on the west side of Sunnybrook Drive, and runs back 489.43 feet on the south line and 487.98 feet on the north line, to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Raymond C. Norris and wife, Jane K. Norris, by Warranty Deed from Rupert W. Leslie and wife, Meredith L. Leslie, dated May 3, 1963, and of record in Book 3536, Page 447, Register's Office for Davidson County, Tennessee. Raymond C. Norris deceased in 2004, leaving Jane K. Norris as sole surviving tenant by the entirity.

This is IMPROVED property known as 4021 Sunnybrook Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **May, 2016**.

Jane K. Norris
JANE K. NORRIS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JANE K. NORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **May, 2016**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **570,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of **May, 2016**.

NOTARY PUBLIC

My commission expires: 02-13-17

LISA P. CHENEY
STATE OF TEXAS
NOTARY PUBLIC
WILSON COUNTY